

REPORT - PLANNING COMMISSION MEETING
March 10, 2005

Project Name and Number: Palo Alto Medical Foundation Medical Building #2 Artwork (PLN2004-00139)

Applicant: Palo Alto Medical Foundation

Proposal: To consider the design of publicly visible glass art located above the main entrance to the Palo Alto Medical Foundation (PAMF) Building #2 in conformance with Condition A-10 of the previously approved Planned District Major Amendment.

Recommended Action: Approve

Location: At the corner of Stevenson Boulevard and Paseo Padre Parkway near 3200 Kearney Street in the Central Planning Area.

Assessor Parcel Number(s): 525-1647-018 -00

Area: 7.41 acres in area.

Owner: Palo Alto Medical Foundation

Agent of Applicant: David G. Jury

Consultant(s): Henry C Mahlstedt, AIA, Hawley, Peterson & Snyder Architects

Environmental Review: A Mitigated Negative Declaration previously prepared and adopted for this project

Existing General Plan: C-B-D, Central Business District

Existing Zoning: P-80-13

Existing Land Use: The site is surrounded by office uses and professional services. The site itself is used as an active medical facility.

Public Hearing Notice: A total of 82 notices were mailed to owners and occupants of property within 300 feet of the site on the following streets: Kearney Street, Liberty Street, Paseo Padre Parkway and Stevenson Boulevard. The notices to owners and occupants were mailed on Friday, February 25, 2005. A Public Hearing Notice was delivered to The Argus on February 18, 2005, to be published by February 24, 2005.

Executive Summary: The applicant is requesting a Planned Commission approval of the publicly visible artwork, proposed to be located on the north facing curtain wall above the main entrance to PAMF Building #2. The proposed art will be constructed of various types of glass that are predominately amber and green in color. Staff recommends that the Planning Commission approve the proposed art and its location.

Background and Previous Actions: On April 11, 2004, the Planning Commission approved a Planned District Major Amendment to allow the expansion of the Palo Alto Medical Foundation (PAMF) Campus by allowing the construction of a 73,600 square foot medical office building and its associated improvements. Due to the site's location in the Central Business District, a condition (Condition A-10) was included as part of that approval, to require the applicant to provide publicly visible artwork. At the time of project approval, the applicant did not have the artwork ready for review, but said that the owner was interested in commissioning an artist who works with glass to provide glass art as part of the building construction. The Planning Commission required the applicant to return to them for approval of the artwork.

Project Description: The applicant is requesting Planning Commission review and approval of publicly visible glass art proposed to be located on the north-facing three-story curtain wall over the main entrance to PAMF Building #2. The artwork, entitled "Equinoctial Landscape", is proposed to be 25 feet by 23 feet in size. The glass artist, Daniel Winterich, designed the piece with German antique glass, tempered glass, clear beveled glass and silicone. The colors of the piece will reflect the seasonal ambers and greens of the distant East Bay Hills, which are visible from the waiting areas of the building. The rectilinear design of the artwork is proposed to fit with the design of the PAMF campus buildings, both Buildings #1 and #2. The glass art is proposed to be incorporated into clear glass to create a contrast so that the portion of the wall dedicated to the glass art will be more visible.

PROJECT ANALYSIS:

General Plan Conformance: Policy LU 2:10 states that the city should encourage publicly visible artwork in new private developments.

The Fremont Central Business District (CBD) Concept Plan states that: "Open space improvements such as fountains, sculpture and public art should be implemented as a key means of creating quality open space areas."

Zoning Regulations: The original Planned District approval found that all land uses in the C-O (Administrative Office) Zoning District would be appropriate for this site. The Planned District also allows for some very limited commercial retail. Buildings used for health services are identified as a permitted use. The recently approved major amendment allowed a new medical office building in conformance with the Planned District. As noted above, the Planned District amendment required the applicant to provide public art, which is now being proposed.

ENVIRONMENTAL ANALYSIS: An Initial Study and Draft Mitigated Negative Declaration was prepared and adopted for the Planned District Major Amendment. A finding was made that the project would not have a significant effect on the environment based upon the implementation of the identified mitigation measures contained within the Mitigated Negative Declaration. The proposed art implements one of the conditions of the Planned District Major Amendment, and therefore no further environmental review is required.

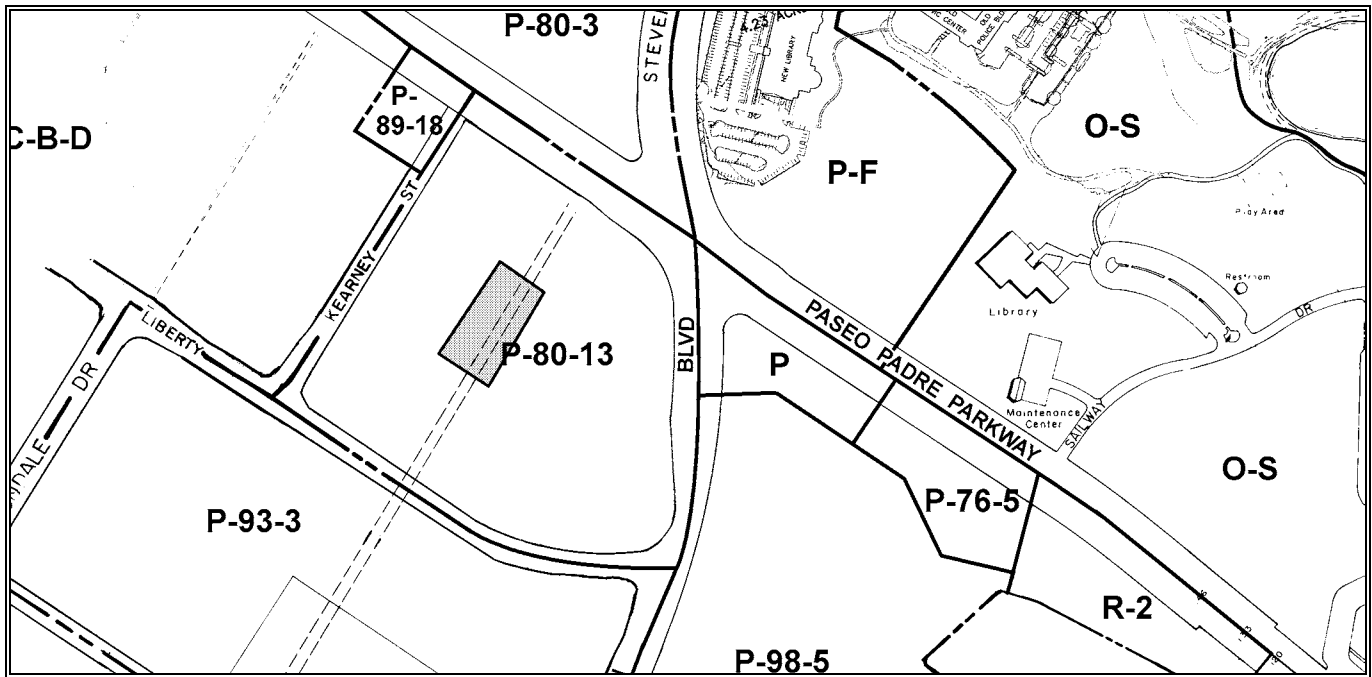
ENCLOSURES: Exhibit "A" (Equinoctial Landscape, 2005, Public Art Proposal Exhibit)

EXHIBITS: Exhibit "A" (Equinoctial Landscape, 2005, Public Art Proposal Exhibit)
Informational (Artist Portfolio)

Recommended Actions:

1. Hold public hearing.
2. Approve the publicly visible glass artwork by artist Daniel Winterich, as shown on Exhibit "A".

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

